094.0	0007	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	784,700 / 784,700
					USE VALUE:	784,700 / 784,700
					ASSESSED:	784,700 / 784,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
21		PETER TUFTS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CARMODY CHRISTOPHER/MINDY
Owner 2:	
Owner 3:	
Street 1:	21 PETER TUFTS ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CARMODY CHRISTOPHER/MINDY -
Owner 2:	-
Street 1:	21 PETER TUFTS ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,484 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1927, having primarily Wood Shingle Exterior and 1760 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6484.000	354,500		430,200	784,700
Total Card	0.149	354,500		430,200	784,700
Total Parcel	0.149	354,500		430,200	784,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 445.85 | /Parcel: 445.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 61989
GIS Ref:
GIS Ref:
Insp Date: 04/02/09

!7771!

PREVIOUS ASSESSMENT

Parcel ID: 094.0-0007-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	354,600	0	6,484.	430,200	784,800	784,800	Year End Roll	12/18/2019
2019	101	FV	266,400	0	6,484.	436,300	702,700	702,700	Year End Roll	1/3/2019
2018	101	FV	266,400	0	6,484.	325,700	592,100	592,100	Year End Roll	12/20/2017
2017	101	FV	266,400	0	6,484.	295,000	561,400	561,400	Year End Roll	1/3/2017
2016	101	FV	266,400	0	6,484.	282,700	549,100	549,100	Year End	1/4/2016
2015	101	FV	251,800	0	6,484.	239,700	491,500	491,500	Year End Roll	12/11/2014
2014	101	FV	251,800	0	6,484.	227,400	479,200	479,200	Year End Roll	12/16/2013
2013	101	FV	251,800	0	6,484.	216,300	468,100	468,100		12/13/2012

PRINT

Date	Time
12/10/20	22:22:49

LAST REV

Date	Time
08/22/16	10:40:39
ekelly	
7771	

USER DEFINED

Prior Id # 1:	61989
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARMODY CHRISTO	50349-551		11/15/2007	Family	320,000	No	No		
CARMODY CHRISTO	31844-162		9/12/2000	Family	99	No	No	4	
CURRAN ROBERT/E	28642-365		5/29/1998		240,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/15/2015	955	Siding	2,100		7/15/2015			Reside one side of
7/8/2015	697	Porch	9,000		7/8/2015			Rebuild existing r
11/17/2004	1147	Addition	90,000					2 STY REAR
3/13/2000	129	Redo Kit	19,500					
11/25/1998	818	Manual	3,310					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
11/12/2015	Permit Insp	PC	PHIL C
4/2/2009	Measured	372	PATRIOT
11/10/2008	Permit Visit	BR	B Rossignol
3/10/2000	Inspected	264	PATRIOT
2/1/2000	Measured	197	PATRIOT
8/7/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6484		Sq. Ft.	Site		0	70.	0.95	5									430,165						430,200	

Total AC/HA: 0.14885 | Total SF/SM: 6484 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 430,165 | Spl Credit | Total: 430,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.24659085
Const Adj.:	0.98745072
Adj $ / SQ:	160.023
Other Features:	93300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	435528
Depreciation:	81008
Depreciated Total:	354519

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	2004
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

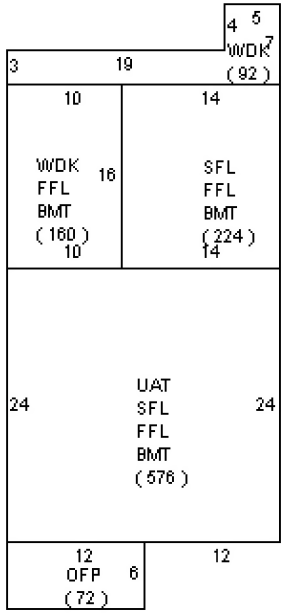
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	160.02
Special Features:	0	Val/Su Net:	111.20
Final Total:	354500	Val/Su SzAd	201.42

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	960	48.010	46,087
FFL	First Floor	960	160.020	153,622
SFL	Second Floor	800	160.020	128,018
WDK	Deck	252	9.840	2,480
UAT	Upper Attic	144	64.010	9,217
OFP	Open Porch	72	38.920	2,802

Net Sketched Area:	3,188			Total:	342,226
Size Ad	1760	Gross Are	3620	FinArea	1760

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

094.0-0007-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	A	AV	1999	0.00	T	16	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc